



OFFICIAL RECORD  
 AMY ELMER, RECORDER

After recording please return to:  
 Name: Frederick J. Thomas Jr. or  
Patricia A Thomas  
 Address: \_\_\_\_\_  
P.O. Box 390  
 City, State, Zip: ALAMO, NV 89001  
 Phone: \_\_\_\_\_  
 Assessor s \_\_\_\_\_  
 Parcel Number 011-180-16

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**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE WITNESSETH:**

THAT Theresa T. Matuska, Rosalee T. Pictum, and James A. Thomas, Tenants in Common, in consideration of FORTY NINE THOUSAND AND FIVE HUNDRED DOLLARS (\$49,500), the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to Frederick J Thomas Jr. and Patricia A Thomas as Joint Tenants with Right of Survivorship, all that real property situated in the town of Hiko, County of Lincoln, State of Nevada, more particularly described as follows:

**Legal Description:**

Commencing at the NW Corner of the SE , SE , Section 30, T 6 S, R 61 E, MDB & M., a Steel Peg. Thence East 658.76 feet, to a true point of beginning; thence East 277.31 feet; thence S 1524.02 E. 99.82 feet; thence S 2647.54 ; E. 198.53 feet; thence West 258.49 feet; thence N 2513.21 W. 307.28 feet to the true point of beginning, Lincoln County, Nevada containing 1.86 acres.

- SUBJECT TO:
1. Taxes for the fiscal year of \_\_\_\_\_.
  2. Rights of way, reservations, restrictions, easements and conditions of record.

Commonly known as: 874 Curtis Canyon Road, Hiko, Nevada

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS \_\_\_\_\_ hand(s) this 19 day of October, 2021.

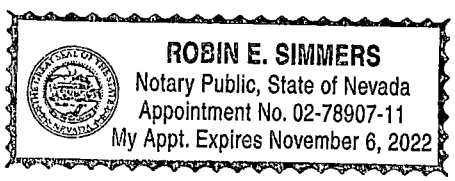
Theresa T. Matuska  
 Signature of Grantor  
 Theresa T. Matuska

Rosalee T. Pictum  
 Signature of Grantor  
 Rosalee T. Pictum

STATE OF NEVADA )  
 COUNTY OF LINCOLN )

James A. Thomas  
 Signature of Grantor  
 James A. Thomas

This instrument was acknowledged before me on  
 This 19 day of October, 2021 by  
Theresa T. Matuska and  
Rosalee T. Pictum and James A Thomas  
Robin E. Simmers  
 NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 011-180-16
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

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Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 49,500

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 193.05

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: see attachment  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: see attachment  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

# ATTACHMENT

grantor: Theresa T. ~~to~~ Matuska  
Rosalee T Pictum

James A Thomas  
1051 Garden Prince Circle  
Las Vegas, NV  
89110

grantee: Frederick J. Thomas Jr  
Patricia A Thomas

P.O. Box 390  
Alamo, NV  
89001